



City of Fayetteville

433 Hay Street
Fayetteville, NC
28301-5537
(910) 433-1FAY (1329)

Meeting Agenda - Final City Council Regular Meeting

Monday, October 13, 2025

6:30 PM

Council Chamber

1.0 CALL TO ORDER

2.0 INVOCATION

3.0 PLEDGE OF ALLEGIANCE

4.0 ANNOUNCEMENTS AND RECOGNITIONS

5.0 CITY MANAGER REPORT

6.0 APPROVAL OF AGENDA

7.0 PUBLIC FORUM

8.0A CONSENT AGENDA

8.0A1 [25-4959](#)

Approve Meeting Minutes:

September 17, 2025 - Agenda Briefing

September 22, 2025 - Discussion of Agenda Items

September 22, 2025 - Regular

Recommendation: Approve the draft minutes.

8.0A2

[25-4927](#)

Approve P25-43: Request to rezone 79.39 acres at 4407 Distribution Drive and adjacent parcels from multiple districts to HI, owned by STEELFAB OF VIRGINIA INC, represented by Cynthia Smith of Moorman, Kizer, & Reitzel.

Recommendation:

The Zoning Commission and the Professional Planning Staff recommends that City Council adopt an ordinance amending the Official Zoning Map to rezone the subject property to Heavy Industrial (HI) and adopt the accompanying Consistency Statement and Statement of Reasonableness, based on the following findings:

* Plan Consistency & Strategic Objectives. The map amendment is consistent with the City's adopted growth strategies and supports Future Land Use Plan policies that promote strategic economic development within designated industrial/employment areas served by existing infrastructure. The 79.39-acre site at the terminus of Distribution Drive aligns with the Plan's focus on concentrating value and investment around infrastructure and employment nodes.

* Context & Compatibility. Uses permitted in HI are appropriate given the existing pattern of industrial and commercial zoning and uses along Distribution Drive and Shaw Mill Road - including adjacent HI and LI districts, nearby storage/contractor yards, and the rail right-of-way. Case materials and the zoning map demonstrate the site is embedded within a broader industrial context, making HI a logical and compatible designation.

* Public Health, Safety, and Welfare. No adverse impacts are identified. Agency and Technical Review Committee comments indicate that any future development will be required to meet applicable fire access, utility, stormwater, and access standards, which will address site-specific impacts at the permitting stage.

- 8.0A3** [25-4928](#) Approve P25-44: Request to rezone 0.11 acres at 433 Hillsboro St. from residential to Limited Commercial (LC), owned by Shelby Tart, represented by Lori Epler of Larry King & Assoc.
- Recommendation:** The Zoning Commission and the Professional Planning Staff recommend that the City Council approve the map amendment to Limited Commercial (LC) for 433 Hillsboro Street (□0.11 acres) and adopt the attached Plan Consistency and Statement of Reasonableness based on the following findings:
- The request is consistent with the City's adopted growth strategies and the Future Land Use Plan's direction to focus investment around existing infrastructure and strategic nodes and to encourage compatible economic and commercial development. The action standardizes the zoning for a long-standing commercial site served by public water and sewer, supporting reinvestment along an established corridor.
- LC is appropriate for the surrounding context given adjacent LC, MR-5, and CC districts and existing commercial/mixed-residential activity. Converting the split MR-5/LC parcel to a uniform LC designation eliminates a nonconformity for the existing garage/vehicle dealership and better aligns the zoning with on-site conditions.
- No adverse impacts on public health, safety, or general welfare are anticipated. Any future permits or site changes will be subject to the City's development review for compliance with applicable fire access, utility, stormwater, and access standards, ensuring site-specific impacts are mitigated.
- 8.0A4** [25-4730](#) Adoption of Capital Project Ordinance Close Out Amendments and Capital Project Ordinance Amendments to ensure appropriations accurately reflect grant funding updates
- Recommendation:** Staff recommends that Council adopt the Capital Project Ordinance Amendments as presented to close, revise, and reallocate appropriations for the identified airport capital projects.
- 8.0A5** [25-4936](#) Approve Auction of Six Decommissioned City of Fayetteville Assets
- Recommendation:** Staff recommend that City Council move to approve the GovDeals electronic auction of the six decommissioned assets and authorize the City of Fayetteville Fleet Department to begin the electronic auction process.
- 8.0A6** [25-4958](#) Adopt Ordinance Regarding New Legislation Impacting Applicants
- Recommendation:** Staff recommends adoption of the ordinance.

- 8.0A7** [25-4909](#) Approval of First Lease Modification and Extension Agreement with Methodist University for Continuation of Use of Property on Treetop Drive and First MOA Modification and Extension with Fayetteville Soccer Club
- Recommendation:** Staff recommends that Council authorize the City Manager to execute the First Lease Modification and Extension Agreement with Methodist University and the First MOA Modification and Extension with Fayetteville Soccer Club, Inc.
- 8.0A8** [25-4968](#) Adopt Resolution Declaring 0.03 Acres on Wright Street Surplus Property and Authorizing the Upset Bid Process and Sale of the Property
- Recommendation:** Staff recommends that City Council adopt the "Resolution by the City Council of the City of Fayetteville, North Carolina Declaring the 0.03 Acre Parcel on Wright Street Surplus Property and Authorizing the Upset Bid Process and Sale of the Property" if no upset bids are received to allow for the parcel to be added back to the tax rolls.
- 8.0A9** [25-4963](#) PWC - Approve Sole Source Request - Purchase and Install 32-Tap Vacuum Interrupting On-Load Tap Changer.
- Recommendation:** The Fayetteville Public Works Commission recommends the Fayetteville City Council approve the sole source request to purchase and install a 32-tap vacuum interrupting on-load tap changer (OLTC) from Reinhausen Manufacturing Inc. in the amount of \$246,978.67 and authorize the CEO/General Manager of the Fayetteville Public Works Commission to execute for that purpose the contract for its purchase.

8.0B ITEMS PULLED FROM CONSENT

9.0 STAFF REPORTS

- 9.01** [25-4966](#) Receive the FY26 1st Quarter Strategic Performance Report
- Recommendation:** City Council accept the FY26 1st Qtr. Strategic Performance Report.

10.0 PUBLIC HEARINGS (Public & Legislative Hearings)

- 10.01** [25-4952](#) Hold a Public Hearing and Adopt the Substantial Amendments to the Housing and Urban Development 2021-2022 and 2025-2026 Annual Action Plans
- Recommendation:** Staff recommends that Council move to hold a public hearing and approve the Substantial Amendments to the Housing and Urban Development 2021-2022 and 2025 - 2026 Annual Action Plans.

11.0 ADJOURNMENT

POLICY REGARDING PUBLIC HEARING AGENDA ITEMS

Citizens wishing to provide testimony in response to a notice of public hearing or to participate in the public forum can obtain instructions to submit a statement by emailing cityclerk@fayettevillenc.gov or by calling 910-433-1989 for assistance. Individuals desiring to testify on a quasi-judicial public hearing must contact the City Clerk by 5:00 p.m. the day of the meeting to sign up to testify; instructions will be provided on how to appear before Council to provide testimony.

CLOSING REMARKS

POLICY REGARDING CITY COUNCIL MEETING PROCEDURES **SPEAKING ON A PUBLIC AND NON-PUBLIC HEARING ITEM**

Individuals who have not made a written request to speak on a nonpublic hearing item may submit written materials to the City Council on the subject matter by providing thirteen (13) copies of the written materials to the Office of the City Manager before 5:00 p.m. on the day of the Council meeting at which the item is scheduled to be discussed.

COUNCIL MEETING WILL BE AIRED

October 13, 2025 - 6:30 p.m.

Cable Channel 7 and streamed "LIVE" at FayTV.net

Notice Under the Americans with Disabilities Act (ADA):

The City of Fayetteville will not discriminate against qualified individuals with disabilities on the basis of disability in the City's services, programs, or activities. The City will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the City's programs, services, and activities. The City will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all City programs, services, and activities. Any person who requires an auxiliary aid or service for effective communications, or a modification of policies or procedures to participate in any City program, service, or activity, should contact the office of Human Relations at yamilenazar@fayettevillenc.gov, 910-433-1696, or the Office of the City Clerk at cityclerk@fayettevillenc.gov, 910-433-1989, as soon as possible but no later than 72 hours before the scheduled event.



Five Council Strategic Priorities

